

Association Board Meeting

Attendance

Shawn Barrett
Jill Billings
Kathy Craig (Greenfield Management)
Steve Dwyer
John Frederick
Andrea Wright

Association Board Meeting Minutes

The Association Board meeting was called to order at 7:00 p.m.

Property Activity Summary

The Association board reviewed the information set forth in Kathy Craig's memorandum dated 8.22.2011 regarding work that has been done on the buildings and property, as well as delinquencies, receivables, and the budget.

Discussion took place regarding Ron Waterfall's front windows (41 Ledgewood Drive). They need to be replaced.

Discussion took place regarding rotted sliding door for Dan Balash (30 Ledgewood Drive). We will not be replacing the slider, as it is the unit owners' responsibility to replace doors and windows. We will, however, replace the 4" gutters with 6" gutters to better handle the volume of rain water. Kathy will find out from Moss if there is a way to get a good deal on a slider for Dan.

Do we want to start forcing those unit owners with rotted sliding doors to replace them? Shawn Barrett stated that we need to walk around and make a list of those that need replacing. Unless we force the unit owners to do this, we'll have to amend the bylaws. This and other new maintenance standards should be revisited so that unit owners' homeowner insurance should cover them, and the bylaws amended accordingly. Kathy will speak to Chris Leonard about pricing for amending the bylaws.

Deck power washing and painting was completed for Ledgewood units 50 - 60. Steve Dwyer stated that the company painted over peeling paint. Kathy will inspect it herself, and if need be will have it redone. Steve also questioned why a metal plate was not placed at the bottom of his deck footing. Kathy will check into this, too.

Discussion took place regarding overdraft protection. Sometimes when unit owners' checks bounce, it can cause our checks to vendors to bounce. The Tax District board has looked at acquiring overdraft protection for their accounts. Kathy suggests converting the fees and charges to a regular savings account that is linked to the checking account. We'll still be charged \$30 every time a check bounces, but our checks to vendors will not be returned. Steve countered with a suggestion to move \$1500 from reserves into the operating budget to cover any overdraft fees. Board members all agreed that Steve's suggestion is the way to resolve this; Kathy will have a check written to move \$1500 from reserves to operating budget.

Meeting Adjournment

Shawn Barrett moved, and Jill Billings seconded, to adjourn the meeting. The Association Board Meeting adjourned at 8:05 p.m.